



PRESENT:

Dr. Edgar V. Wallin, Chairman
Mr. J. Dale Patton, Vice-Chairman
Dr. William P. Brown
Mr. Russell J. Gulley
Mr. Reuben J. Waller, Jr.
Mr. Kirkland A. Turner, Secretary to the Commission,
Planning Director

ALSO PRESENT:

Mr. Carl D. Schlaudt, Planning Manager,
Community Development
Mr. Glenn Larson, Assistant Director,
Plans and Information Section, Planning Department
Mr. Michael E. Tompkins, Assistant Director,
Development Review Section, Planning Department
Mr. Steven F. Haasch, Planning Manager,
Plans and Information Section, Planning Department
Ms. Bonnie L. Perdue, Clerk to the Commission,
Plans and Information Section, Planning Department
Ms. Stacy Tafer, Administrative Manager,
Plans and Information Section, Planning Department
Mr. Greg Allen, Planning Manager,
Development Review Section, Planning Department
Ms. Tara McGee, Assistant County Attorney,
County Attorney's Office
Ms. Jane Peterson, Planning and Special Projects Manager,
Development Review Section, Planning Department
Mr. Robert Clay, Planning and Special Projects Manager,
Development Review Section, Planning Department
Ms. Darla Orr, Senior Planner,
Development Review Section, Planning Department
Mr. Ray Cash, Senior Planner,
Development Review Section, Planning Department
Mr. Ryan Ramsey, Senior Planner,
Development Review Section, Planning Department
Ms. Teresa C. Davis, Planning and Special Projects Coordinator,
Development Review Section, Planning Department
Mr. Jesse Smith, Director,
Transportation Department

Mr. Scott Smedley, Director
Environmental Engineering Department
Mr. Jeff Dopp, Senior Planner
Development Review Section, Planning Department
Ms. Joanne Simmelink, Planner,
Development Review Section, Planning Department
Mr. Rob Key, Director,
General Services
Mr. Charlie Dane, Deputy Director,
General Services
Mr. Jeff Howard, Environment Manager,
General Services
Mr. Randy Phelps, Principal Engineer,
Utilities Department
Mr. Dave Wolverton, Microcomputer Analyst
Information Systems Technology
Firefighter Keith Chambers, Fire and Life Safety,
Fire and EMS Department
Ms. Meghan Coates, Budget Analyst,
Budget and Management
Dr. Cynthia Richardson, Planning Administrator,
Chesterfield County Public Schools

ASSEMBLY AND WORK SESSION.

Messrs. Wallin, Patton, Brown, Gulley and Waller and staff assembled at 3:00 p.m. in the Public Meeting Room, Chesterfield County Administration Building, 10001 Iron Bridge Road Chesterfield, VA, for a work session.

I. CALL TO ORDER.

II. REQUESTS TO POSTPONE ACTION, EMERGENCY ADDITIONS, CHANGES IN THE ORDER OF PRESENTATION.

Mr. Turner advised new presentations were added and the binder was updated. The presentation was reordered to account for presentations from Central Virginia Waste Management and the Transportation Department and the deletion of the presentation from Environmental Engineering.

- I. Call to Order
- II. Requests to Postpone Action, Emergency Additions, and Changes in the Order of Presentation.
- III. Review Upcoming Agendas. (Any rezonings or conditional uses scheduled for future meetings.)
- IV. Review Day's Agenda. (Any items listed for the 6:00 p.m. Sessions.)
- V. Work Program – Review and Update.
- VI. Planning Commission Follow-Up Items List.
- VII. (14PJ0120) Code Amendment Relative to Wind Energy Systems
- VIII. (14PJ0146) Code Amendment Relative to Natural Resource Inventory Submittal.
- IX. (14PJ0147) County Staff Presentation: Central Virginia Waste Management Authority.
- X. (14PJ0148) County Staff Presentation: Transportation Levels of Service.

- XI. (14PJ0144) County Staff Presentation: Income and Poverty Report.
- XII. Recess.

III. REVIEW UPCOMING AGENDAS.

Ms. Jane Peterson apprised the Commission of the caseload agendas for April, May, June and July 2014.

IV. REVIEW DAY'S AGENDA.

Mr. Greg Allen advised there was one (1) case for the 4:00 p.m. session (14TS0158) Main Street Homes and it is being withdrawn. Ms. Jane Peterson presented an overview of, and staff's recommendations for, requests to be considered at the 6:00 p.m. session.

Ms. Jane Peterson advised the Commission of the cases for today's agenda.

In response to a question from Mr. Gulley relative to the expansion of the airport, Mr. Charlie Dane advised the issue with Cascade Creek is not with funding, but with an environmental assessment, as it relates to the airport master plan, which would dictate the land purchase. The FAA must agree to the appropriate plan.

In response to a question from Mr. Gulley relative to advocating expansion for the airport, Mr. Dane stated that the study, as directed by the FAA's process, indicates a need to add 800 feet to the runway length.

In response to a question from Dr. Brown relative to a timeframe regarding the FAA's decision, Mr. Dane stated there is one issue concerning wetlands and the clearing of trees from the lot, which is owned by VDOT. Once an EA determination is made, they would start requesting funding through the funding cycles through the FAA.

In response to questions by Dr. Wallin, Mr. Dane responded that the county is submitting the plan, the State owns the property and the federal government controls the decision. He anticipates that possibly by September at the earliest, they could be in negotiations to purchase the property if it is determined the property is needed and is a top priority.

In response to a question from Mr. Gulley, Mr. Dane responded that he believes the FAA approval could be completed within a year.

Ms. Peterson concluded her overview of the cases.

V. WORK PROGRAM - REVIEW AND UPDATE.

The work program was not addressed at the meeting.

VI. PLANNING COMMISSION FOLLOW-UP ITEMS LIST.

There were no comments on items listed on the follow-up list.

VIII. (14PJ0146) CODE AMENDMENT RELATIVE TO NATURAL RESOURCE INVENTORY SUBMITTAL.



Mr. Ray Cash provided an overview to the Commission of the proposed code amendment. The Ordinance currently provides for three (3) exemptions for required applications not to submit a Natural Resource Inventory (NRI) and those are as follows: when proposed development site land disturbance is less than 2500 square feet, when application is for a single-family dwelling outside of a subdivision, or when application is only for construction of road, sewers, etc. The proposed Ordinance provides for additional NRI submittal exemptions. Those exemptions would be when the Environmental Engineering Director finds that the development site has existing development, such that the NRI is unnecessary to evaluate the application; or when the director finds that in the case of a request to amend condition of prior zoning approval, the proposal does not affect the original NRI or that the NRI components have been substantially addressed through previous development or zoning approval.

Staff requested the Commission set a public hearing regarding the Code Amendment Relative to Natural Resource Inventory Submittal.

On motion of Mr. Gulley, seconded by Mr. Patton, the Commission resolved to set a public hearing for Project 14PJ0146 to the April 15, 2014 Planning Commission public hearing.

AYES: Messrs: Wallin, Patton, Brown, Gulley and Waller.

VII. (14PJ0120) CODE AMENDMENT RELATIVE TO WIND ENERGY SYSTEMS.



Mr. Ray Cash presented an overview to the Commission regarding Wind Energy Systems (WES). He stated that last month, a report was presented to the Commission relative to setbacks and structural integrity. At that time, the Commission directed staff to prepare an amendment in regards to setbacks from certain features for any WES located on County property. The current Ordinance addresses setbacks from adjacent properties with no minimum setback from onsite structures and bases WES ratings upon kilowatt hours (kWh). The proposed Ordinance offers a provision to address onsite concerns: if the WES is located on property owned or maintained by Chesterfield County, the WES shall be setback a minimum of 1.1 times the WES height from any of the following located on the property: building open to the general public, parking lot, playground, recreational field or similar area designed to facilitate the gathering of people. In addition, the amendment provides clarification that the height of a WES is measured from the highest point of blade sweep to the ground and changes WES rating from Kilowatt hour (kWh) to Kilowatt (kW) in keeping with industry standards.

Staff requested the Commission set a public hearing regarding the Code Amendment Relative to Wind Energy Systems.

On motion of Mr. Gulley, seconded by Dr. Brown, the Commission resolved to set a public hearing for Project 14PJ0120 to the April 15, 2014 Planning Commission public hearing.

AYES: Messrs: Wallin, Patton, Brown, Gulley and Waller.

IX. (14PJ0147) COUNTY STAFF PRESENTATION: CENTRAL VIRGINIA WASTE MANAGEMENT AUTHORITY.



Ms. Kim Hynes, executive director with Central Virginia Waste Management Authority, (CVWMA)

presented an overview to the Commission. She explained they take a regional approach to recycling to take the burden off of localities. The service areas can be very diverse and needs are different from rural to urban areas. They do not provide any of the operations themselves and service is contracted to private contractors.

In response to a question from Mr. Gulley relative to the amount of material going to the landfill, Ms. Hynes responded that all of the material in the program that is stated as being recycled is being recycled. The only exception would be if the load is contaminated, then it would go to a landfill.

In response to a question from Mr. Patton relative to the percentage of recycling going to recycling or going to the landfill, Mr. Charlie Dane responded that 55-60 % of the items that come in to the recycling convenience centers are recycled and the rest goes to the landfill.

In response to a question from Dr. Wallin relative to the county's authority and landfills, Ms. Hynes replied that the county has responsibility over the conditional use permits and the local ordinances. She clarified that when she said Central Virginia was rich in solid waste, she meant rich in landfill space for solid waste, which keeps the tipping fee low at the landfill.

In response to a question from Dr. Wallin relative to amendments for expansion that were in Chesterfield, Ms. Hynes responded that there were two (2): the Skinquarter Landfill and the sustainability park off of Enon Church Road for the tobacco sludge operation, which has since ceased.

In response to a question from Dr. Wallin relative to the approval of the Skinquarter Landfill, Mr. Rob Key stated he will get back in touch with Dr. Wallin with the sequence of how and when it was approved.

In response to a question from Dr. Wallin relative to research of the non-conventional solid wastes disposals, Mr. Key responded the conditional use permit associated with the landfill spells out what can be put in that landfill and DEQ has some authority over that. Under their permit they would have to apply to dump non-conventional materials both at the local and State level. The request can be approved or denied.

In response to a question from Mr. Patton relative to what other localities do to get higher recycling percentages, Ms. Hynes verified that the higher the tipping fee, the more the incentive to recycle. In localities that are densely populated, like Fairfax and Virginia Beach, the large cart helps increase recycling participation. In Colonial Heights the participation went from 34% to nearly 70% and the volume collected nearly doubled once the larger, rolling carts were introduced.

Mr. Charlie Dane stated localities like Virginia Beach, Fairfax and Colonial Heights control their own waste collection. In Chesterfield, trash can be diverted but since citizens pay the trash fee, it doesn't translate into earnings for the County. Any cash outlay for large containers will not be seen as a savings for the County.

Mr. Gulley advised we have a budget cycle every year. They could move in the direction to offer large carts over a period of years, not all at once.

X. RECESS.


The Commission briefly recessed at 4:02 p.m. for the 4:00 p.m. public hearing.

4:00 P.M. PUBLIC MEETING.

I. CALL TO ORDER.

Dr. Wallin, Chairman, called the meeting to order at 4:03 p.m., in the Public Meeting Room, Lane B. Ramsey Administration Building, 10001 Iron Bridge Road, Chesterfield, VA.

IV. APPROVAL OF MINUTES.

- February 18, 2014 Minutes. 

On motion of Mr. Gulley, seconded by Mr. Waller, the Commission resolved to defer consideration of the February 18, 2014 Planning Commission minutes to the April 15, 2014 public hearing.

AYES: Messrs. Wallin, Patton, Brown, Gulley and Waller.

II. REQUESTS TO POSTPONE ACTION, EMERGENCY ADDITIONS OR CHANGES IN THE ORDER OF PRESENTATION.

There were no requests to postpone action, emergency additions or changes in the order of presentation.

III. REVIEW MEETING PROCEDURES.

The Planning Commission agreed to forego review of the meeting procedures.

V. PUBLIC MEETING.

- A. 14TS0158:** In Bermuda Magisterial District, **MAIN STREET HOMES** requests tentative subdivision approval for **GLEBE POINT ESTATES** in a Residential (R-88) District on 131.61 acres at the northern terminus of Rocky Run Road. Tax ID 779-642-1499.

Mr. Turner advised the Commission that the applicant withdrew Case 14TS0158 from consideration; and the Commission should acknowledge the withdrawal.

Mr. Patton acknowledged the withdrawal of Case 14TS0158.

VI. RECESS.

The Commission recessed briefly at 4:15 p.m.

The Commission reconvened at 4:26 p.m.

X. (14PJ0148) COUNTY STAFF PRESENTATION: TRANSPORTATION LEVELS OF SERVICE.

Mr. Jesse Smith presented an update to the Commission on County transportation needs. The Virginia Department of Transportation (VDOT) has announced reductions to the upcoming FY15-20 Six Year Improvement Program (SYIP). The projections for regional funds, RSTP and SMAQ also are declining and the Secondary SYIP, currently totaling \$10.2M over FY14-19, will be reduced to \$5.8M for FY15-20. Comparisons from FY01 to FY14 for secondary road construction are down significantly. The existing needs show BOS Priority List Projects, the balance of unfunded projects are at \$536.4M, there are sixty-three (63) miles of two (2) lane secondary roads at Level of Service E with approximately \$600M to improve. Other considerations relate to Fire, Planning, Economic Development, etc.

In response to a question from Dr. Brown relative to Courthouse Road construction, Mr. Smith responded that crews are moving utilities now in preparation for road construction. This VDOT project has been fully funded and once the project is complete, there will be an additional southbound turn lane.

In response to a question from Mr. Gulley relative to the crumbling roads, Mr. Smith agreed and VDOT acknowledges the secondary roads in the County are in poor condition compared to other surrounding County roads. He has concerns with the County taking over road maintenance.

Dr. Brown stated it should be incumbent upon the Commission to remember Mr. Gulley's concerns about poor, secondary roads the next time someone suggests we adopt lower quality standards for roads.

In response to a question from Mr. Waller relative to the quality control of road construction and VDOT, Mr. Smith advised Chesterfield hires full time inspectors to watch the road construction during the process on major roads like Rt. 288 and Rt. 360 but not for subdivisions.

In response to a question from Mr. Waller relative to traffic congestion on Rt. 288 and Rt. 360, Mr. Smith advised they are seeking improvements that will solve the problem in whole, as well as providing phased improvements that Transportation can knock out in small bits. It will take at least six (6) different projects to solve that problem.

XI. (14PJ0144) PLANNING STAFF PRESENTATION: INCOME AND POVERTY REPORT.

Ms. JoAnne Simmelink presented a report to the Commission on income and poverty in the County. The purpose of the report is to provide a snapshot of household and individual income and poverty characteristics within Chesterfield County. Income and poverty directly relate to housing, revitalization and economic development. The report explores income and poverty distribution within the County in relation to a variety of demographic characteristics as well as spatially by census tract. Comparisons are made between localities within the region and at State and national levels. Recent findings show that poverty, while ever present in urban areas, is on the rise in suburban areas. Tracking these stats overtime will help provide solutions and strategies to reduce poverty in Chesterfield County.

Children under eighteen (18) are the highest risk of living in poverty. Based upon gender, females are at a higher risk of living in poverty. Poverty is lowest for Asian and white populations while blacks and Hispanics experience more poverty. Families with children experience a higher rate of

poverty than those without children. Those with a higher degree of education experience less poverty. While the median income for the County has increased over the past twenty (20) years, it has not increased at the rate of State and national income levels. In the last seven (7) years, income in the County has decreased at a higher percentage than the decreases in the State and national levels. In terms of poverty in the County, over the last seven years there has been a decrease, while at the State and national levels, poverty has increased at a higher rate.

The Commission thanked Ms. Simmelink for her presentation. There were no questions from the Commission relative to the presentation.

XII. RECESS.

There being no further business to discuss, the Commission recessed the Afternoon Session at approximately 5:00 p.m., agreeing to meet in the Executive Meeting Room for dinner; and to reconvene in the Public Meeting Room at 6:00 p.m. for the public hearing.

5:00 P.M. DINNER - EXECUTIVE MEETING ROOM.

During dinner, there was general discussion on topics related to the Planning Commission.

6:00 P.M. PUBLIC HEARING.

I. INVOCATION.

Mr. Gulley presented the invocation.

II. PLEDGE OF ALLEGIANCE TO THE FLAG OF UNITED STATES OF AMERICA.

Mr. Garrett Orr, a Salem Middle School student, led the Pledge of Allegiance to the Flag.

III. REQUESTS TO POSTPONE ACTION, EMERGENCY ADDITIONS OR CHANGES IN THE ORDER OF PRESENTATION.

There were no requests to postpone action, emergency additions or changes in the order of presentation.

IV. REVIEW MEETING PROCEDURES.

Mr. Kirk Turner reviewed the meeting procedures.

V. CITIZENS' COMMENT ON UNSCHEDULED MATTERS.

There were no citizens' comments on unscheduled matters.

VII. PUBLIC HEARING.

- **WITHDRAWAL BY APPLICANT - CONDITIONAL USE.**

H. 14SN0522*: In Matoaca Magisterial District, **Landmarks of Love, LLC requests conditional use to permit a group care facility and amendment of zoning district map in a Residential (R-15) District on**

.6 acre known as 7820 Edwin Lane. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2.0 to 4.0 dwellings per acre). Tax ID 771-612-2010.

Mr. Turner advised the Commission that the applicant withdrew Case 14SN0522 from consideration; and the Commission should acknowledge the withdrawal.

Dr. Wallin acknowledged the withdrawal of Case 14SN0522.

• **DEFERRAL REQUESTS BY APPLICANTS – CONDITIONAL USE AND REZONING.**

- D. **13SN0132***: (AMENDED) In Dale Magisterial District, **Chesterfield Business Partners LLC and Kingsland Towncenter LLC** request amendment of conditional use (Cases 06SN0237 and 07SN0226) relative to reduction of cash proffers and amendment of zoning district map Community Business (C-3) District on 101 acres fronting the west line of Iron Bridge Road and the north and south lines of Kingsland Glen Drive. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Community Business and Industrial uses. Tax IDs 770-677-6585; 771-676-6355; 771-678-2064; 772-676-1473; and 772-677-3568.

Mr. Brennen Keene, the applicant's representative, requested deferral of Case 13SN0132 to the regularly scheduled July 15, 2014 Planning Commission public hearing.

Dr. Wallin opened the floor for public comments.

No one came forward to speak in favor of, or in opposition to, the deferral.

There being no one to speak, Dr. Wallin closed the public hearing.

On motion of Dr. Brown, seconded by Mr. Patton, the Commission resolved to defer Case 13SN0132 to the July 15, 2014 Planning Commission public hearing.

In response to a question from Mr. Waller relative to whether community meetings had been held for this case, Dr. Brown stated there had been community meetings but they were held some time ago. There was discussion about capturing all community meetings in future staff reports.

AYES: Messrs: Wallin, Patton, Brown, Gulley and Waller.

- E. **13SN0519***: In Bermuda Magisterial District, **River's Bend East, LLC** requests amendment of zoning (Case 04SN0197) relative to deletion of cash proffers and amendment of zoning district map in a Residential (R-12) District on 99.3 acres fronting in various locations along Anchor Landing Court, Anchor Landing Drive, Anchor Landing Place, Blue water Drive, Blue water Terrace, Channel View Drive, Channel View Terrace, North Enon Church Road, Shallow Cove Drive and Sinker Creek Drive. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Low Density Residential use (maximum of 1.0 dwelling per acre). Tax IDs 822-661-3043, 4694, 4969, 9171 and 9416; 822-662-5422, 7709, 7732 and 8838; 823-660-1465 and 2793; 823-661-0310, 0653, 1195, 2713, 2779, 3490, 5194, 7485, 7597 and 7971; 823-662-0923, 5888, 7911, 8124 and 9432; 824-661-0060, 0183 and 1492; 824-662-0210, 0424, 1480, 2105, 2538, 2663, 2686, 3717, 3991, 4065, 4955, 5678, 6468, 3957, 7345 and 8086; 824-663-2711, 4117, 6027, 7202, 7331 and 8408;

825-660-9979; 825-661-6811; 825-662-6584, 7258, 7891 and 9097; 825-663- 0139, 1214 and 7439; 826-661-8420; 826-662-0976, 2377, 3575, 4772, 5664, 5899 and 6770; and 826-663-0301, 1603, 3002 and 4301.

Mr. Brennen Keene, the applicant's representative, requested deferral of Case 13SN0519 to the regularly scheduled July 15, 2014 Planning Commission public hearing.

Dr. Wallin opened the floor for public comments.

No one came forward to speak in favor if, or in opposition to, the request.

There being no one to speak, Dr. Wallin closed the public hearing.

On motion of Mr. Patton, seconded by Mr. Gulley, the Commission resolved to defer Case 13SN0519 to the July 15, 2014 Planning Commission public hearing.

AYES: Messrs. Wallin, Patton, Brown, Gulley and Waller.

- **DEFERRAL REQUESTS BY INDIVIDUAL PLANNING COMMISSIONERS –
CONDITIONAL USE, CONDITIONAL USE PLANNED DEVELOPMENTS AND
REZONINGS.**

- A. **09SN0141***: In Dale Magisterial District, **Cascade Creek Homes, Inc.** requests rezoning and amendment of zoning district map from Residential (R-9) to Neighborhood Business (C-2) on 12.5 acres located in the northeast corner of the intersection of Cogbill Road and Five Forks Lane. Density will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for Industrial use. Tax ID 762-678-Part of 4600.

Mr. Jim Theobald, the applicant's representative, accepted deferral of Case 09SN0141 by Dr. Wallin to the regularly scheduled September 16, 2014 public hearing.

Mr. Gulley stated based upon a conversation with General Services earlier in the day, this case will probably only be in negotiations in September 2014. He realizes this is impacting the client, his representative and staff.

Mr. Theobald advised he has been given multiple dates from General Services as to when this project can begin. They would like to keep the deferral to six (6) months and are ready to go as soon as possible.

Dr. Wallin opened the floor for public comments.

No one came forward to speak in favor of, or in opposition to, the deferral.

The following motion was made at Dr. Brown's request.

On motion of Dr. Brown, seconded by Mr. Patton, the Commission, on their own motion and with the applicant's consent, resolved to defer Case 09SN0141 to the September 16, 2014 Planning Commission public hearing.

AYES: Messrs: Wallin, Patton, Brown, Gulley and Waller.

- B. **12SN0154***: (AMENDED) In Dale Magisterial District, **Dominion Investment Partners, LLC** requests rezoning from Residential Townhouse (R-TH) to Residential Multifamily (RMF) and amendment of zoning district map on 30 acres fronting in two (2) places for a total of 1,135 feet on the north line of Genito Road, across from Genito Lane. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for High Density Residential use (minimum 8.0 to 12.0 dwellings per acre). Tax IDs 747-681-7089, 747-682-7022 and 8276; and 748-681-0499.

Ms. Kristen Keatley the applicant's representative accepted deferral of Case 12SN0154 by Dr. Wallin to the regularly scheduled May 22, 2014 public hearing.

Dr. Wallin opened the floor for public comments.

No one came forward to speak in favor of, or in opposition to, the deferral.

The following motion was made at Dr. Brown's request.

On motion of Dr. Brown, seconded by Mr. Patton, the Commission, on their own motion and with the applicant's consent, resolved to defer Case 12SN0154 to the May 22, 2014 Planning Commission public hearing.

AYES: Messrs: Wallin, Patton, Brown, Gulley and Waller.

- C. **13SN0110***: In Matoaca Magisterial District, **Chesterfield DD, Inc.** requests rezoning from Residential Townhouse (R-TH) to Community Business (C-3) with conditional use to permit multifamily and townhouse residential uses plus conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map on 85.4 acres fronting 460 feet on the south line of Hull Street Road, across from Cosby Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Medium-High Density Residential use (minimum 4.0 to 8.0 dwellings per acre), Suburban Residential I use (maximum of 2.0 dwellings per acre) and Neighborhood Business uses. Tax IDs 717-669-2537; and 717-670-1030, 1751, 2877 and 8050.

Mr. Jack Wilson, the applicant's representative accepted deferral of Case 13SN0110 by Dr. Wallin to the regularly scheduled July 15, 2014 public hearing.

Dr. Wallin advised that this case has been deferred many times and not just because of cash proffers. There are design issues that have not been addressed that deal with roads, elevation, and architecture. There have been two (2) community meetings and he anticipates a third.

Dr. Wallin opened the floor for public comments.

No one came forward to speak in favor of, or in opposition to, the deferral.

The following motion was made at Dr. Wallin's request.

On motion of Dr. Wallin, seconded by Dr. Brown, the Commission, on their own motion and with the applicant's consent, resolved to defer Case 13SN0110 to the July 15, 2014 Planning Commission public hearing.

AYES: Messrs: Wallin, Patton, Brown, Gulley and Waller.

- I. **14SN0544***: In Midlothian Magisterial District, **Midlothian Development Partners, LLC** requests amendment of conditional use planned development (Case 07SN0206) relative to development plan, density, timbering and access and amendment of zoning district map in a Residential (R-15) District on 39.2 acres fronting 300 feet on the west line of Old Hundred Road, 465 feet south of Beedon Drive. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Suburban Residential I use (maximum of 2.0 dwellings per acre). Tax ID 714-698-3178.

Mr. Casey Sowers, the applicant's representative accepted deferral of Case 14SN0544 by Dr. Wallin to the regularly scheduled April 15, 2014 public hearing.

Dr. Wallin opened the floor for public comments.

No one came forward to speak in favor of, or in opposition to, the deferral.

The following motion was made at Mr. Waller's request.

On motion of Mr. Waller, seconded by Mr. Gulley, the Commission, on their own motion and with the applicant's consent, resolved to defer Case 14SN0544 to the April 15 2014 Planning Commission public hearing.

AYES: Messrs: Wallin, Patton, Brown, Gulley and Waller.

- K. **14SN0559**: In Bermuda Magisterial District, **Carrie E. Coyner, Trustee** requests conditional use to permit mining and quarrying operations and amendment of zoning district map in a General Industrial (I-2) District on 333.7 acres located in the northeast corner of Ashton Park Drive and Ruffin Mill Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Industrial use. Tax ID 813-639-Part of 2566.

Ms. Kristen Keatley, the applicant's representative, accepted deferral of Case 14SN0559 by Dr. Wallin to the April 15, 2014 Planning Commission public hearing.

Dr. Wallin opened the floor for public comments.

Mr. Mike Dixon stated he just received the notice and questions when the case will be considered by the Commission.

Mr. Patton stated a community meeting was held to discuss the case and was apologetic that Mr. Dixon did not receive an invitation; that he understands his frustration with deferrals; and that the case would be considered in April.

The following motion was made at Mr. Patton's request.

On motion of Mr. Patton, seconded by Dr. Brown the Commission, on their own motion and with the applicant's consent, resolved to defer Case 14SN0559 to the April 15, 2014 Planning Commission public hearing.

AYES: Messrs: Wallin, Patton, Brown, Gulley and Waller.

- L. **14SN0560:** In Dale Magisterial District, **Chesterfield Land & Timber. Corp.** requests rezoning from Agricultural (A) to Residential (R-88) plus conditional use planned development to permit exceptions to setback requirements and amendment of zoning district map on 17.6 acres fronting 610 feet on the north line of Nash Road, 1550 feet northeast of Eastfair Drive. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Residential Agricultural use (maximum of 0.5 dwellings per acre). Tax IDs 763-655-5414 and 7635.

Ms. Kristen Keatley, the applicant's representative, accepted deferral of Case 14SN0560 by Dr. Wallin to the regularly scheduled April 15, 2014 public hearing.

Dr. Wallin opened the floor for public comments.

No one came forward to speak in favor of, or in opposition to, the deferral.

The following motion was made at Dr. Brown's request.

On motion of Dr. Brown, seconded by Mr. Patton, the Commission, on their own motion and with the applicant's consent, resolved to defer Case 14SN0560 to the April 15, 2014 Planning Commission public hearing.

AYES: Messrs: Wallin, Patton, Brown, Gulley and Waller.

• **CONSENT ITEMS - REZONING AND CONDITIONAL USE PLANNED DEVELOPMENT.**

- F. **13SN0536*:** In Clover Hill Magisterial District, **Living Word Ministries TRS** requests rezoning from Agricultural (A) to Residential (R-12) and amendment of zoning district map on 29.4 acres fronting in two (2) places for a total of 985 feet on the west line of Courthouse Road, 270 feet south of Smoketree Drive. Residential use of up to 3.63 units per acre is permitted in the Residential (R-12) District. The Comprehensive Plan suggests the property is appropriate for Office/Residential Mixed Use and Conservation/Recreation use. Tax IDs 743-700-0200 and 7955.

Mr. Turner noted the applicant withdrew a portion of the proffered condition.

Mr. Andy Scherzer, the applicant's representative, accepted staff's recommendation.

Dr. Wallin opened the floor for public comment.

No one came forward to speak in favor of, or in opposition to, the request.

There being no one to speak, Dr. Wallin closed the public hearing.

Mr. Gulley thanked Mr. Waller for handling this case in his absence. Although community meetings were held, there was no turnout until the last Planning Commission meeting. Mr. Scherzer sent out many letters to notify the neighborhood. He thanked Mr. Scherzer regarding the architectural proffers and is confident whatever developer is chosen, they will get a quality development.

On motion of Mr. Gulley, seconded by Mr. Waller, the Commission resolved to approve Case 13SN0536 recognizing the withdrawal of one and one tenth (1.1) acres in Parcel C, and subject to the following proffered conditions:

PROFFERED CONDITIONS

1. Utilities. Public water and wastewater systems shall be used. (U)
2. Timbering. Timber management, for the purpose of enhancing the health and viability of the forest, under the supervision of a qualified forester, will only be allowed upon the submission and approval of the appropriate forest management plan to include, but not limited to, erosion control, Chesapeake Bay Act/Wetland Restrictions and the issuance of a land disturbance permit by the Environmental Engineering Department. Any other timbering shall be incorporated into the site development erosion and sediment control plan/narrative as the initial phase of infrastructure construction and will not commence until the issuance of the actual site development land disturbance permit. (EE)
3. Density. The density of this development shall not exceed forty-two (42) lots. (P)
4. Architectural/Design Elements.
 - A. Sidewalks/Driveways
 1. Sidewalks: Sidewalks shall be provided on both sides of all public streets of general circulation where houses are fronting.
 2. Driveways: All portions of driveways and parking areas shall be hardscaped.
 3. Front Walks: A minimum of a four (4) foot wide hardscape front walk shall be provided to each dwelling unit.
 - B. Landscaping and Yards
 1. Street Trees: Except as outlined below, street trees shall be planted or retained along both sides of all streets that provide general circulation in accordance with the Zoning Ordinance. Such trees shall be deciduous shade trees planted at the rate of at least one tree per lot, for lots up to forty (40) feet wide, and every fifty (50) feet along streets with wider lots. Variations in spacing to accommodate other required improvements shall be permitted provided that no two trees are spaced more than fifty (50) feet apart. At the time of planting, trees shall have a minimum caliper of 2 ½ inches measured at breast height (4' 10" above ground).
 2. Supplemental Trees: Prior to the issuance of a Certificate of Occupancy for each dwelling unit, a minimum of one (1) flowering

tree shall be planted in each front yard. At the time of planting, these supplemental trees shall have a minimum caliper of 2" measured at breast height (4' 10" above ground).

3. Front Yards: Except for the foundation planting bed, all front yards shall be sodded.
4. Front Foundation Planting Beds: Foundation planting is required along the entire front façade of all units, and shall extend along all sides facing a street. Foundation Planting Beds shall be a minimum of 4' wide from the unit foundation. Planting beds shall be defined with a trenched edge or suitable landscape edging material. Planting beds shall include medium shrubs and may also include spreading groundcovers.

C. Architecture and Materials

1. Repetition: Dwellings with the same elevations may not be located adjacent to, directly across from, or diagonally across from each other on the same street. This requirement does not apply to units on different streets backing up to each other.
2. Foundations: The exposed portion of any foundation shall be brick or stone. Synthetic or natural stucco foundations may be permitted for façades constructed entirely of stucco. Rear walkout basement walls shall be permitted to be sided or cast concrete painted to match house.
3. Exterior Facades: Acceptable siding materials include brick, stone, masonry, stucco, synthetic stucco (E.I.F.S), and horizontal lap siding. Horizontal lap siding may be permitted to be manufactured from natural wood or cement fiber board or may be premium quality vinyl siding. Plywood and metal siding are not permitted. Additional siding requirements:
 - a. Where a dwelling borders more than one street, all street facing facades shall be finished in the same materials.
 - b. Cementitious and vinyl siding is permitted in traditional wide beaded styles only, unless otherwise approved by the Architectural Board for special design conditions. Premium quality vinyl is defined as vinyl siding with a minimum wall thickness of .044".
 - c. Synthetic Stucco (E.I.F.S.) siding shall be finished in smooth, sand or level texture. Rough textures are not permitted.

- D. Roof Material: Roofing material shall be dimensional architectural shingles or better with a minimum 30 year warranty.

E. Porches, Stoops and Decks

1. Front Porches: All front entry stoops and front porches shall be constructed with continuous masonry foundation wall or on 12"x12" masonry piers. Extended front porches shall be a minimum of five (5)' deep. Space between piers under porches shall be enclosed with framed lattice panels. Handrails and railings shall be finished painted wood or metal railing with vertical pickets or swan balusters. Pickets shall be supported on top and bottom rails that span between columns.
2. Front Porch Flooring: Porch flooring shall be permitted to be concrete, exposed aggregate concrete or a finished paving material such as stone, tile or brick, finished (stained dark) wood, or properly trimmed composite decking boards. Unfinished treated wood decking is not permitted. All front steps shall be masonry to match the foundation.

- F. Front Loaded Garages: Front loaded garages shall be located no closer to the street than the front facade of the dwelling unit. (P)

5. Cash Proffer.

- a. For each dwelling unit, the applicant, sub-divider, or assignee(s) shall pay the following to the County of Chesterfield, prior to the issuance of a certificate of occupancy for infrastructure improvements within the service district for the property; provided however that for the period through June 30, 2017, the applicant, sub-divider, or assignee(s) shall pay the following to the County of Chesterfield, immediately after completion of the final inspection:
 - i. \$18,966.00 per dwelling unit, if paid prior to July 1, 2017; or if paid after June 30, 2017, and before July 1, 2018, \$18,966.00 per dwelling unit, adjusted for the four year cumulative change in the Marshall and Swift Building Cost Index between July 1 of the fiscal year in which the case was approved and July 1 four years later. Thereafter, the per dwelling unit cash proffer amount shall be automatically adjusted, annually, by the annual change in the Marshall and Swift Building Cost Index on July 1 of each year.
 - ii. In the event the cash payment is not used for which proffered within fifteen (15) years of receipt the cash shall be returned in full to the payer.
 - iii. Should any impact fees be imposed by Chesterfield County at any time during the life of the development that are applicable to the property, the amount paid in cash proffers shall be in lieu of or credited toward but not to be in addition to any impact fees in a manner determined by the County (B&M).

- b. Cash proffer payments shall be spent for the purposes proffered or as otherwise permitted by law.
- 6. Manufactured homes shall not be permitted. (P)
- 7. The minimum gross floor area for each dwelling unit shall be 2,000 square feet. (P)
- 8. Direct vehicular access from the property to Courthouse Road shall be limited to one (1) public road. The exact location of this public road shall be approved by the Transportation Department but shall generally align with the existing crossover that serves the property. (T)
- 9. Restrictive Covenants. The following restrictive covenants shall be recorded in conjunction with the recordation of any subdivision plat or prior to any site plan approval, whichever occurs first:

(It is important to note that the County will only ensure the recordation of the covenants and will not be responsible for their enforcement.)

- a. Design Guidelines - A Design Guidelines Manual shall be created and shall include but not be limited to the following development criteria:

- Architectural controls
- Garage locations
- Recreational amenities
- Mailboxes
- Street and External Lighting
- Street Trees
- Landscaping
- Streetscapes
- Fencing
- Building locations / Yard Requirements
- Driveways

- b. Architectural Board – The Architectural Board shall have exclusive jurisdiction over all original construction, modifications, additions or alterations made on or to all existing improvements, and the open space, if any, appurtenant thereto on all property. It shall prepare and, on behalf of the Board of Directors, shall promulgate application and review procedures, all as part of the design and developmental standards. The Architectural Board shall incorporate the “Design Standards Manual”, as described below in its review and approval of all applications submitted. Copies of the “Design Guidelines Manual” shall be available from the Architectural Board for review and use by owners, builders and/or developers. The guidelines and procedures shall be those of the Association, and the Architectural Board shall have sole and full authority to prepare and to amend the standards available to owners, builders, and developers only under extreme circumstances or hardships. Such circumstances or hardships

shall be clearly demonstrated to be considered for amendment. The Architectural Board shall initially consist of three (3) members, all appointed by the Declarant. At such time as one hundred percent (100%) of all property has been developed, improved, and conveyed to purchasers in the normal course of development and sale, the Board of Directors shall appoint all members of the Architectural Board. At no time shall the Architectural Board have fewer than three members nor more than five (5) members. The Declarant may, at his option, delegate to the Board of Directors its right to appoint one or more members of the Architectural Board. At all times, at least one (1) member of the Architectural Board shall be a member of the Association, and at least one (1) member shall be an architect licensed to practice in the State of Virginia. It is intended for the Architectural Board to maintain the character and integrity of the development.

- c. Signs – No signs shall be erected or maintained on any residential property by anyone including, but not limited to, the owner, a contractor, or a subcontractor, except as provided for in the “Development Guidelines Manual” or except as may be required by legal proceedings. Residential property identification and like signs not exceeding a combined total of more than one (1) square foot may be erected without the written permission of the Declarant or the Association. Realtor signs “For Sale” may be erected and are subject to review of the Declarant or Architectural Board.
- d. Condition of Ground – It shall be the responsibility of each property owner and tenant to prevent the development of any unclean, unsightly, or unkempt conditions of buildings or grounds on his lot. All improvements on each lot shall be kept in good repair, and where necessary, painted in a regular basis. No portion of the property shall be used or maintained as a dumping ground for rubbish. Outdoor burning of leaves, trash, or other debris shall not be permitted. All trash, garbage, and other waste shall be kept in sanitary containers, which shall be surrounded by a wood or vinyl screen with such screening to be approved by the ARC, or otherwise out of sight from the street.
- e. Snow and Ice Removal – Each property owner shall be required to perform snow and ice removal from sidewalks that are on/or adjacent to their property.
- f. Residential Use – All lots shall be used for residential purposes exclusively. The use of a portion of a dwelling on a lot as an office by the owner or tenants thereof shall be considered a residential use if such use does not create customer or client traffic to and from the lot. No structure, except as herein after provided, shall be erected, altered, placed, or permitted to remain on any lot other than one (1) detached single family dwelling and one (1) accessory building which may include a detached private garage, provided the use of such accessory building does not overcrowd the side and provided further that such building is not used for any activity normally conducted as business. Such accessory building may not be constructed

prior to the construction of the main building and approved by the Board.

1. The provisions of this paragraph shall not prohibit the Developer from using a house as a model as provided in this Declaration.
- g. Enforcement – The Board of Directors reserves the right to correct any situation, on any lot that violates the deed restrictions herein. The Board shall provide written notice to the owner in violation a minimum of thirty (30) days prior to any action to be taken by the Board. The Board shall have the right to correct the violation and collect reimbursement from the owner of the lot requiring action. If payment is not made or arranged for within thirty (30) days of the Boards request, the Board reserves the right to place a lien on said property or take any appropriate legal action necessary. (P)
10. The existing pond on GPIN #743-700-0220 shall remain in place and shall be retrofitted to serve as a water quality BMP subject to state and federal permitting. (EE)
11. The pre-development ten (10) year storm runoff rate for the subject property shall be maintained under post-development conditions. (EE)
12. A 15' tree preservation strip exclusive of required setbacks shall be provided adjacent to the proposed variable width Dominion Virginia Power easement located adjacent to the southern property line as shown on Exhibit A prepared by Balzer and Associates, Inc. dated February 27, 2014. (P)

AYES: Messrs: Wallin, Patton, Brown, Gulley and Waller.

- G. **14SN0504***: In Matoaca Magisterial District, **Glen Abbey Partners LLC** requests rezoning from Agricultural (A) to Residential (R-12) plus conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map on 25.7 acres fronting 375 feet on the north line of Woolridge Road, 620 feet west of Swift Fox Drive. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Suburban Residential I use (maximum of 2.0 dwellings per acre). Tax ID 711-677-1083.

Mr. Andy Scherzer, the applicant's representative, accepted staff's recommendation.

Dr. Wallin opened the floor for public comments.

No one came forward to speak in favor of, or in opposition to, the request.

There being no one to speak, Dr. Wallin closed the public hearing.

Dr. Wallin advised there were community meetings early on and the applicant worked diligently with quality standards, architectural features and is offering full cash proffers.

On motion of Dr. Wallin, seconded by Mr. Waller, the Commission resolved to recommend approval of Case 14SN0504, subject to the following proffered conditions:

PROFFERED CONDITIONS

1. Master Plan. The Textual Statement dated February 28, 2014 shall be considered the Master Plan. (P)
2. Buffers. All required buffers shall be located within recorded open space. (P)
3. Density. The maximum density of this development shall not exceed two (2) Dwelling units per acre. (P)
4. Architectural/Design Elements.
 - A. Sidewalks/Driveways
 1. Sidewalks: Sidewalks shall be provided on both sides of all public streets of general circulation where houses are fronting.
 2. Driveways: All private driveways serving residential uses shall be hardscaped.
 3. Front Walks: A minimum of a four (4) foot wide hardscaped front walk shall be provided to each dwelling unit.
 - B. Landscaping and Yards
 1. Street Trees: Street trees shall be planted or retained along both sides of all streets that provide general circulation.
 2. Supplemental Trees: Prior to the issuance of a Certificate of Occupancy for each dwelling unit, a minimum of one (1) flowering tree shall be planted in each front yard. At the time of planting, these supplemental trees shall have a minimum caliper of 2" measured at breast height (4'-10" above ground).
 3. Front Yards: Except for the foundation planting bed, all front yards shall be sodded and irrigated.
 4. Front Foundation Planting Beds: Foundation planting is required along the entire front façade of all dwelling units, and shall extend along all sides facing a street. Foundation Planting Beds shall be a minimum of 4' wide from the unit foundation. Planting beds shall include medium shrubs spaced a maximum of four (4) feet apart. Unit corners shall be visually softened with vertical accent shrubs (4'-5') or small evergreen trees (6'-8') at the time of planting.
 - C. Architecture and Materials
 1. Style and Form: The architectural styles shall be interpretations of traditional Richmond architecture, using forms and elements compatible with those in the adjacent FoxCreek Subdivision such

as Georgian, Adam, Classical Revival Colonial, Greek Revival, Queen Anne, and Craftsman Styles.

2. Repetition: Dwellings with the same elevations may not be located adjacent to, directly across from, or diagonally across from each other on the same street. This requirement does not apply to units on different streets backing up to each other.
 3. Foundations: The exposed portion of any foundation shall be brick or stone. Synthetic or natural stucco foundations may be permitted for facades constructed entirely of stucco. Rear walkout basement walls may be sided or cast concrete painted to match house.
 4. Exterior Facades: Acceptable siding materials include brick, stone, masonry, stucco synthetic stucco (E.I.F.S), and approved horizontal lap siding. Horizontal lap siding may be manufactured from natural wood or cement fiber board or may be premium quality vinyl siding. Plywood and metal siding are not permitted. Additional siding requirements:
 - a. Where a dwelling borders more than one street, all street-facing facades shall be finished in the same materials.
 - b. Cementitious and vinyl siding is permitted in traditional wide beaded styles only, unless otherwise approved by the Architectural Board for special design conditions. Premium quality vinyl is defined as vinyl siding with a minimum wall thickness of .044."
 - c. Synthetic Stucco (E.I.F.S.) siding shall be finished in smooth, sand or level texture. Rough textures are not permitted.
- D. Roof Material: Roofing material shall be dimensional architectural shingles or better with a minimum 30 year warranty.
- E. Porches, Stoops and Decks
- Front Porches: All front entry stoops and front porches shall be constructed with continuous masonry foundation wall or on 12"x12" masonry piers. Extended front porches shall be a minimum of five (5)' deep. Space between piers under porches shall be enclosed with framed lattice panels. Handrails and railings shall be finished painted wood or metal railing with vertical pickets or swan balusters. Pickets shall be supported on top and bottom rails that span between columns.
- F. Front Porch Flooring: Porch flooring may be concrete, exposed aggregate concrete or a finished paving material such as stone, tile or brick, finished (stained dark) wood, or properly trimmed composite decking boards. Unfinished treated wood decking is not acceptable. All front steps shall be masonry to match the foundation. (P)

5. Cash Proffer.

A. For each dwelling unit, the applicant, sub-divider, or assignee(s) shall pay the following to the County of Chesterfield, prior to the issuance of a building permit for infrastructure improvements within the service district for the property; provided however that for the period through June 30, 2017, the applicant, sub-divider, or assignee(s) shall pay the following to the County of Chesterfield, immediately after completion of the final inspection:

1. \$18,966.00 per dwelling unit, if paid prior to July 1, 2017; or
2. If paid after June 30, 2017, and before July 1, 2018, \$18,966.00 per dwelling unit, adjusted for the four year cumulative change in the Marshall and Swift Building Cost Index between July 1 of the fiscal year in which the case was approved and July 1 four years later. Thereafter, the per dwelling unit cash proffer amount shall be automatically adjusted, annually, by the annual change in the Marshall and Swift Building Cost Index on July 1 of each year.
3. In the event the cash payment is not used for which proffered within 15 years of receipt the cash shall be returned in full to the payer.
4. Should any impact fees be imposed by Chesterfield County at any time during the life of the development that are applicable to the property, the amount paid in cash proffers shall be in lieu of or credited toward but not to be in addition to any impact fees in a manner determined by the County. (B&M)

B. Cash proffer payments shall be spent for the purposes proffered or as otherwise permitted by law. (B&M)

6. Timbering. Timber management, for the purpose of enhancing the health and viability of the forest, shall occur under the supervision of a qualified forester, and will only be allowed upon the submission and approval of the appropriate forest management plan to include, but not limited to, erosion control, Chesapeake Bay Act/Wetland Restrictions and the issuance of a land disturbance permit by the Environmental Engineering Department. Any other timbering shall be incorporated into the site development erosion and sediment control plan/narrative as the initial phase of infrastructure construction and will not commence until the issuance of the actual site development land disturbance permit. (EE)
7. Swift Creek Watershed Protection. The developer shall leave in place temporary sediment control devices and/or construct new BMP's or combinations of BMP's, which would achieve a maximum phosphorous runoff limit from the property of 0.22 pounds per acre per year. (EE)

8. Access. There shall be no direct vehicular access from the property to Woolridge Road. (T)
9. Right of Way Dedication. In conjunction with the recordation of the initial subdivision plat, prior to any site plan approval, or within ninety (90) days of a request by the Transportation Department, whichever occurs first, the developer shall dedicate, free and unrestricted to and for the benefit of Chesterfield County, right of way and easements on the property as shown on the Woolridge Road and Otterdale Road Improvements, prepared by Timmons Group, dated 8/21/13. (T)
10. Road Improvements.

In conjunction with development of the initial section, the developer shall be responsible for widening/improving the north side of Woolridge Road to an eleven (11) foot wide travel lane, measured from the existing centerline of each road, with an additional one (1) foot wide paved shoulder plus a seven (7) foot wide unpaved shoulder, and overlaying the full width of the roads with one and a half (1.5) inch of compacted bituminous asphalt concrete, with any modifications approved by the Transportation Department, for the entire property frontage. (T)
11. As shown in the Natural Resources Inventory (NRI), the large area of wetlands on the northern side of the property which projects into existing limits of Wynwood Phase I, shall be impacted only to the extent necessary to provide for infrastructure and shall be protected by its placement within common open areas. (EE)
12. The public water and wastewater systems shall be used. (U)

AYES: Messrs: Wallin, Patton, Brown, Gulley and Waller.

- J. **14SN0553:** In Dale Magisterial District, **Village Bank, a Virginia Bank Corporation** requests rezoning from Community Business (C-3) and General Business (C-5) to General Business (C-5) and amendment of zoning district map on 2.2 acres fronting 160 feet on the south line of Hull Street Road at Call Federal Drive, west of Price Club Boulevard. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Community Business and General Business uses. Tax ID 747-685-2907.

Mr. Andrew Condlin, the applicant's representative, accepted staff's recommendation.

Dr. Wallin opened the floor for public comments.

No one came forward to speak in favor of, or in opposition to, the request.

There being no one to speak, Dr. Wallin closed the public hearing.

On motion of Dr. Brown, seconded by Mr. Patton, the Commission resolved to recommend approval of Case 14SN0553, subject to the following proffered conditions:

PROFFERED CONDITIONS

The undersigned, owners of the parcel designated Parcel ID 747-685-2907, ("the Property"), voluntarily agrees for themselves, their agent, personal representatives, successors and assigns (collectively "the Property Owner") that, in the event the Property is rezoned from C-3 and C-5 to C-5 with conditions, the development and use of the Property shall be subject to the following conditions:

1. Permitted Uses. The permitted use of the property shall be limited to those uses permitted in the Community Business (C-3) District and the self-storage "warehouse" use as permitted in the General Business (C-5) District. Outside storage shall be prohibited. (P)
2. Exterior Elevations. Any building to be constructed on the property and to be used primarily for self-storage warehouse purposes shall have an architectural style and use design elements similar to the conceptual perspective and conceptual elevation plans attached, titled "Mini Price Storage: Hull Street at Call Federal Drive", dated February 26, 2014, and prepared by Finley Design, PA. (the "Conceptual Elevations"). (P)
3. Building Materials. The exposed portions of the exterior wall surfaces (front, rear and sides) of any buildings to be constructed on the property will be finished with exposed exterior walls (above finished grade) of face brick, masonry block, synthetic stucco/stucco, aluminum storefront system or equivalent permanent architecturally finished materials exclusive of windows, doors, entrances and architectural design features. (P)
4. Limited Exterior Access to Storage Units. Any building to be constructed on the property and to be used primarily for self-storage warehouse purposes shall utilize interior doors for storage unit access except that first floor units on the western elevation may utilize exterior doors consistent with the attached Conceptual Elevations. (P)
5. Billboard Removal. Prior to site plan approval, the outdoor advertising sign located on the property shall be removed. (P)
6. Utilities. The public wastewater system shall be used. (U)

AYES: Messrs: Wallin, Patton, Brown, Gulley and Waller.

X. CITIZEN COMMENTS ON UNSCHEDULED MATTERS.

There were no citizen comments on unscheduled matters.

Dr. Wallin commented that he would like to see the number of deferrals reduced and would like staff reports to be designed to include school information and the number of community meetings held.

XI. ADJOURNMENT.

There being no further business to come before the Commission, it was on motion of Mr. Gulley, seconded by Mr. Patton, that the meeting adjourned at 6:53 p.m. to Tuesday, April 15, 2014 at 3:00 p.m., in the Public Meeting Room, 10001 Iron Bridge Road, Chesterfield, Virginia.

AYES: Messrs: Wallin, Patton, Brown, Gulley and Waller.

Chairman/Date

Secretary/Date